



PLANNING COMMISSION SUMMARY OF ACTIONS

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SMD

January 13, 2005

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PRESENT: Commissioners Alcorn, Byers, de la Fe, Hall, Hart, Hopkins, Koch, Lawrence, Lusk, Murphy

ABSENT: Commissioners Harsel, Wilson

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The meeting was called to order at 8:26 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ/FDP 2004-PR-008, EDMOORE LAND, LLC, TO A DATE CERTAIN OF JANUARY 26, 2005, WITH THE RECORD TO REMAIN OPEN FOR COMMENT.

Commissioners Byers and Lusk seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Harsel and Wilson absent from the meeting.

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SE 2004-PR-026, CHEVY CHASE BANK, TO A DATE CERTAIN OF FEBRUARY 17, 2005.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Harsel and Wilson absent from the meeting.

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Commissioner Byers MOVED TO FURTHER DEFER THE DECISION ONLY ON RZ 2004-MV-020, GUNSTON CENTER LLC, TO A DATE CERTAIN OF MARCH 3, 2005, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Harsel and Wilson absent from the meeting.

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Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON OUT-OF-TURN PLAN AMENDMENT S04-IV-RH2 TO A DATE CERTAIN OF MARCH 17, 2005.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Harsel and Wilson absent from the meeting.

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Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARINGS FOR RZ/FDP 2004-LE-026, JCE, INC., TO A DATE CERTAIN OF FEBRUARY 24, 2005.

Commissioners Byers and Lawrence seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Harsel and Wilson absent from the meeting.

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Commissioner de la Fe announced that a public hearing would be held on February 24, 2005 for the proposed amendment on the Parks' element of the Comprehensive Plan.

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Chairman Murphy announced that the election of Planning Commission officers would be held on January 26, 2005. He noted that the Commission would not meet on January 19 and 20, 2005, due to the presidential inauguration.

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SEA 01-S-028 - GESHER SCHOOL, INC., T/A GESHER JEWISH DAY SCHOOL

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SEA 01-S-028, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 11, 2005 WITH THE FOLLOWING AMENDMENTS: WE WILL DELETE AT THE REQUEST OF THE CITIZENS AND THE LAND USE COMMITTEE DEVELOPMENT CONDITION NUMBER 11 AND TAKE OUT THE LANGUAGE REGARDING SWARTS DRIVE IN DEVELOPMENT CONDITIONS 19 AND 25.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Harsel and Wilson absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A MODIFICATION OF THE BARRIER REQUIREMENT TO THE WEST AND A WAIVER OF THE BARRIER TO THE NORTH, EAST, AND SOUTH, IN FAVOR OF THAT SHOWN ON THE SEA PLAT AND AS CONDITIONED.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Harsel and Wilson absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT, TO ALLOW THE USE OF EXISTING VEGETATION, AS SHOWN ON THE SE PLAT AND AS CONDITIONED.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Harsel and Wilson absent from the meeting.

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PCA 1996-MV-037-07 - LORTON TOWN CENTER COMMERCIAL, LLC
FDPA 1996-MV-037-05 - LORTON TOWN CENTER COMMERCIAL, LLC

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS' APPROVAL OF PCA 1996-MV-037-07, SUBJECT TO THE PROFFERS DATED JANUARY 7, 2005, WHICH WERE CONTAINED IN ATTACHMENT 1 OF THE STAFF REPORT ADDENDUM THAT WAS DISTRIBUTED LAST NIGHT.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Harsel and Wilson absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION APPROVE FDPA 1996-MV-037-05, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 12, 2005, WITH THE ADDITION OF A FOURTH DEVELOPMENT CONDITION WHICH WAS WORKED OUT WITH THE COMMUNITY MONDAY NIGHT WHICH STATES: "RETAIL MANAGEMENT SHALL PROHIBIT VRE COMMUTER PARKING WITHIN THE RETAIL CENTER PARKING LOT, AND SUBJECT TO THE BOARD'S APPROVAL OF PCA 1996-MV-037-07."

Commissioner Koch seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Harsel and Wilson absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A PREVIOUSLY-APPROVED WAIVER OF THE BARRIER REQUIREMENTS AND MODIFICATIONS OF TRANSITIONAL SCREENING AT THE LORTON STATION BOULEVARD BE REAFFIRMED.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Harsel and Wilson absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE A WAIVER TO PERMIT THE PROPOSED WALL ALONG THE LORTON STATION BOULEVARD TO BE SIX FEET IN HEIGHT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Harsel and Wilson absent from the meeting.

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The meeting was adjourned at 8:50 p.m.
Peter F. Murphy, Chairman